



October 25, 2006

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Wednesday, October 25, 2006, at 4 p.m., in Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, George Busby, Bill Burgin (Co-chair), Steve Fisher, Mark Lewis (Co-chair), Brian Miller, Bill Wagoner, and Victor Wallace

Absent—John Casey, Phil Conrad, Rodney Queen, Johnny Safrit, Jeff Smith, and Dee Dee Wright

Diane Young advised the Chairs that she must resign.

Staff Present – Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, Patrick Ritchie, and John Vest.

The meeting was called to order with Bill Burgin (Co-chair) presiding. The minutes of the October 18, 2006, meeting were accepted as published.

HOUSEKEEPING

Joe Morris provided an updated schedule for future meetings. The next meeting is scheduled for Wednesday, Thursday, November 2, from 4–6 p.m. in the Plaza Seminar room.

MAP CONVERSIONS

Janet Gapen provided maps and a handout that listed zoning districts that are not direct zoning conversions under the new code. Changes from last meeting were signified by bold typeface. These are available on the Web site. <http://www.salisburync.gov/lm&d/ldoc/index.html>

CHAPTER SUMMARIES

Preston provided handouts of Chapter 5, Chapter 3, and the use Matrices. He has been posting changes online. Preston said to toss today's Chapter 3.

Monday the staff carefully reviewed B-1 uses in relation to the RMX uses and noted the differences. (Presently there are no retail uses in B-1.)

Page 2-7—**Medical Clinic** will be a permitted use in RMX. Eliminated as terminology were Medical Services Clinic, Urgent Care Center, and Medical Services-Doctor office. On page 2-8 General Retail of 3,500 square feet or less will no longer be permitted with standards in RMX, but with a Special Use Permit. Restaurant will no longer be permitted with standards in RMX, but with a Special Use Permit. **Manufacturing Neighborhood**—there are design guidelines for architectural standards. On page 18-24 is a definition. It was determined that there should be a cap on the number of employees allowed and that number was determined to be ten. No outdoor storage should be allowed in RMX. Outdoor kennels was removed as a use in RMX.

Jake Alexander still does not want restaurants abutting neighborhoods. Mark Lewis is in favor of neighborhood-serving business; this works in planned development. It is not just the use but it is the form. Mark Lewis read aloud Policy N-7 of the Salisbury Vision 2020 Comprehensive Plan. Steve Fisher noted that RMX seems to work on Statesville Boulevard.

There were a number of changes made to the use matrix under Entertainment/Recreation. The changes reflect care and consideration for neighborhoods.

Page 2-44 changes: "Section 2.24 A—**Purpose and Intent:** The Conditional District (CD) is an alternative zoning district that exempts specific ordinance provisions so as to encourage innovative site and building design. Although not measured against all provisions of this ordinance, the City will review CD development in light of the adopted Growth and Comprehensive Plans in order to provide greater certainty as to the resulting project."

Mark Lewis read aloud page 15-32 and said that, "Now we have changed the intent so staff needs to look at this again." Law has changed regarding CD language. The general assembly changed state statute to legislative review. Staff will review 15-21.

The committee discussed architectural standards of Chapter 5. Adult Entertainment is stricter in the city than Rowan County and must be 1,000 feet from sensitive use/residential districts.

For page 5-5 the committee decided to add commercial building type to the matrix. (Commercial Building RMX same as NMX) Looking on page 5-20—Mixed-Use buildings are regulated to a minimum height—two stories—across all districts. Specific design elements are added.

Joe Morris asked that specific comments from the committee be sent during the week.

The meeting was adjourned at 6:00 p.m.

DM